

**SOCIETY OF ARCHITECTURAL HISTORIANS**  
1990 National Meeting  
Boston, Massachusetts

**SELF-GUIDED WALKING TOUR**  
**BACK BAY - BAY VILLAGE - THEATER DISTRICT**

Tour notes provided by SAH New England Chapter

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**Park Square and immediate vicinity of Park Plaza Hotel**

1. 64 Arlington St./20 Providence St. @ Columbus Ave.  
 Park Plaza Hotel/Statler Office Building  
 George B. Post , 1927
2. 75 Arlington St. between St. James & Stuart  
 Paine Furniture Building  
 Densmore & LeClear, 1914  
 New entry @ 6 St. James  
 Charles Hilgenhurst & Associates, 1980
3. 31 St. James between Arlington & Berkeley  
 Park Square Building  
 Densmore LeClear & Robbins, 1923
4. Boylston @ Arlington  
 Heritage on the Garden (Residential condominiums & shops)  
 TAC, 1988
5. 200 Boylston between Charles & Hadassah Way  
 Four Seasons Hotel  
 WZMH, 1982-85
6. 64 Eliot St. between Columbus Ave & Stuart St.  
 Motor Mart Garage  
 Ralph Harrington Doane, 1927
7. Park Square  
 Transportation Building  
 Goody Clancy & Associates, 1983  
 Interior atrium with restaurants & shops
8. **Public Garden**  
 Boylston-Arlington Beacon-Charles  
 George F. Meacham, 1860
9. **Boston Common**  
 Boylston, Charles, Beacon, Park, Tremont, 1634

**Theatre District**

10. 162 Boylston between Tremont & Charles  
 Steinert Hall  
 Winslow & Wetherell, 1896
11. 4 Boylston Place 1820 Tavern Club  
 5-6 Boylston Place 1844
12. 106 Boylston between Boylston Place & Tremont  
 Colonial Theater  
 Clarence Blackall, Interiors by H.B. Pennell , 1889-1900
13. 80 Boylston @ Tremont  
 Little Building (arcaded lobby)  
 Blackall, Clapp, & Whittemore, 1916
14. 219 Tremont St. between Boylston & Stuart  
 Majestic Theater  
 John Galen Howard, 1901-3
15. 31 Stuart St. between Tremont & Washington  
 Jacob Wirth's Restaurant  
 Greenleaf C. Sanborn, 1844-5  
 National Register of Historic Places
16. 246 Tremont @ Stuart  
 Wilbur Theater  
 Clarence Blackall, 1914  
 National Register of Historic Places
17. 268 Tremont St., between Stuart & Warrenton  
 Wang Center  
 Blackall, Clapp, & Whittemore, 1923  
 National Register of Historic Places
18. 265 Tremont St., between Stuart & Warrenton  
 Shubert Theater  
 Thomas James, 1910  
 National Register of Historic Places
19. 76 Warrenton Street  
 Charles Playhouse  
 Asher Benjamin, 1838-9  
 Renovated: Cambridge Seven 1957-66  
 National Register of Historic Places

20. **Bay Village**

Immediately to the south of Park Square the neighborhood of small brick row houses now known as Bay Village was developed on filled land between 1816 and 1825. The filling of the adjacent Back Bay in the 1860's disturbed the drainage of Bay Village, and in 1868 all the streets and buildings in the 16 acre area were raised.

Few individual buildings stand out, but the streetscape, a flat and humble version of Beacon Hill, is coherent and charming. Church, Winchester Melrose, and Fayette are the main streets.

21. 100 Arlington @ Stuart  
University of MA. Boston Downtown Center  
Parker, Thomas, & Rice, 1927
22. 130 Columbus Ave @ Arlington  
First Corps Cadets Armory
22. 130 Columbus Ave @ Arlington  
First Corps Cadets Armory  
William Gibbons Preston, 1891-7  
National Register of Historic Places
23. 162 Columbus Ave  
was Carter's Ink Factory  
now Back Bay Raquet Club  
T. M. Clark, 1886  
Renovated: Payette & Associates 1979-80
24. 209 Columbus Ave. @ Berkeley  
Hartwell & Richardson, 1890-2

25. 330 Stuart St. @ Berkeley  
Salada Tea Co.  
Densmore LeClear & Robbins, 1929  
Relief sculpture @ entry
26. 175 Berkeley between Stuart & St. James  
Liberty Mutual  
Chester Lindsay Churchill, 1937
27. 200 Berkeley between Stuart & St. James  
John Hancock Building  
Cram & Ferguson, 1947
28. 200 Clarendon between St. James & Stuart  
John Hancock Building  
Parker Thomas & Rice, 1922
29. Clarendon between St. James & Stuart  
John Hancock Tower  
I. M. Pei & Partners, 1972-5

## Back Bay

Between 1857 and the turn of the century 450 acres of new land was created on the Boston side of the Charles River tidal basin. Two hundred acres of this filled land constitutes the core of the Back Bay neighborhood, bounded on the north by the Charles River, on the east by the Public Garden, on the south by Boylston St. and on the west by Fenway Park.

As the land was filled from East to West, development was laid out according to a plan by Arthur Gilman in a grid pattern with, originally, 25 foot wide lots parcelled out along five main east-west streets. The Back Bay immediately became the most fashionable residential quarter in the city, with new public institutions finding sites in the Copley Square area.

All the major styles of 19th and early 20th century American architecture are represented, as are all the architects of note working in Boston during the period.

## Boylston Street

Predominantly commercial, the buildings of Boylston St. are larger and more various in both size and quality than those of the other Back Bay streets. Between Clarendon and Dartmouth streets, Boylston St. forms the north side of Copley Square, originally the focus of several of Boston's cultural institutions and still the site of two great landmarks, Trinity Church and The Boston Public Library.

30. 330/334 Boylston @ Arlington  
Shreve Crump & Low/ Arlington Building  
William T. Aldrich (store renovation), 1930
31. 356 Boylston between Arlington & Berkeley  
Women's Educational & Industrial Union  
Parker Thomas & Rice, 1906  
Restored: Shepley Bullfinch Richardson & Abbott, 1973
32. Arlington @ Boylston  
Arlington Street Church  
Arthur Gilman, 1860  
National Register of Historic Places
33. 399 Boylston between Arlington & Berkeley  
CBT, 1982-4
34. 419 Boylston between Arlington & Berkeley  
Warren Chambers  
Ball & Dabney, 1896
35. 420 Boylston @ Berkeley  
Berkeley Building  
Codman & Despradelle, 1905  
Restored: Notter Finegold & Alexander, 1988
36. 234 Berkeley between Boylston & Newbury  
Louis (Originally the Museum of Natural History)  
William G. Preston, 1862
37. 501 Boylston between Berkeley & Clarendon  
New England Life Headquarters  
Cram & Ferguson, 1939-42
38. 222 Berkeley at Boylston  
Two Hundred Twenty Two Berkeley  
Under construction  
Robert A. M. Stern
39. 500 Boylston  
New England Life  
Johnson & Burgee, 1989
40. Copley Square  
Trinity Church  
H.H. Richardson, 1872-7  
Portico & Towers 1890's  
National Historic Landmark
41. Copley Square Park  
Dean, Abbott, Landscape Architects, 1989
42. St. James Ave. between Trinity Place & Dartmouth  
Copley Plaza Hotel  
Clarence Blackall & Henry Hardenburgh, 1910-12

43. Dartmouth between Boylston & Blagden  
Copley Square  
Boston Public Library  
McKim Mead & White, 1887-95  
National Register of Historic Places  
Addition: Boylston St. @ Exeter  
Philip Johnson, 1971-2
44. Boylston @ Dartmouth  
New Old South Church  
Cummings & Sears, 1874-5  
Tower rebuilt 1941  
National Historic Landmark
45. One Exeter Plaza  
Boylston @ Exeter  
Jung, Brannen, 1985
46. 800 Boylston between Fairfield & Gloucester  
Prudential Center  
Tower: Charles Luckman & Associates, 1959-65
47. 900 Boylston between Gloucester & Dalton  
Hynes Auditorium  
Hoyle Doran & Berry, 1963-5  
Complete rebuilding: Kallmann McKinnell & Wood, 1989
48. 939 Boylston @ Hereford  
Tennis & Raquet Club  
Parker Thomas & Rice, 1904
49. 955 Boylston @ Hereford  
Institute of Contemporary Art  
Arthur Vinal, 1886  
Renovated: Graham Gund & Associates, 1975  
Open

## Newbury Street

Originally residential, with several notable churches, Newbury St. has gone commercial but in most blocks kept its residential scale. Shops, galleries, & restaurants occupy the lower floors of some of the original 4 and 5 story houses. Office buildings of the 20's & 30's, several 19th century schools and apartment houses, a handful of large modern structures, and towards the western end old stables converted to shops, complete the scene.

50. 15 Arlington @ Newbury  
Ritz Carlton  
Strickland, Blodget & Law, 1927-1931  
Condominium addition Arlington @ Commonwealth  
Skidmore Owings & Merrill, 1981
51. 15 Newbury between Arlington & Berkeley  
Emmanuel Episcopal Church  
Alexander Estey, 1860-61  
Enlarged: Frederick Allen 1899  
Chapel: Allen & Collens 1920-4
52. 37 Newbury between Arlington & Berkeley  
Knoll International (just closed)  
Gwathmey, Siegel, 1980
53. 67 Newbury @ Berkeley  
Church of the Covenant  
Richard Upjohn Jr., 1867  
National Register of Historic Places
54. 23 Clarendon @ Newbury  
Trinity Church Rectory  
H. H. Richardson, 1879  
3rd floor added 1893  
National Register of Historic Places
55. 109 Newbury @ Clarendon  
Charles Cummings (own house), 1871
56. 277 Dartmouth @ 147 Newbury  
J. Pickering Putnam (own house), 1878
57. 275 Dartmouth @ Newbury  
Originally Hotel Victoria  
J.L. Faxon, 1886  
Now "The Copley" condos

58. 270 Dartmouth @ Newbury  
Boston Art Club  
William Ralph Emerson, 1884

59. 26 Exeter @ Newbury  
was Exeter St. Theater  
Hartwell & Richardson, 1884  
Now Conran's

60. 201 Newbury @ Exeter  
Originally Prince School  
George A. Clough, 1875  
Converted to condos and shops

61. Newbury between Hereford & Mass Ave  
Former stables, now shops, 1875-

62. 320 Newbury @ Hereford  
Boston Architectural Center  
Ashley Meyer & Associates, 1963-6  
Mural, Richard Haas 1977

63. 360 Newbury @ Mass Ave  
Tower Records  
Renovated: Frank Gehry, 1988

### Commonwealth Avenue

The Grand Axis of the Back Bay, two hundred feet wide with a tree-lined park down the center, Commonwealth Ave takes after the boulevards of Paris with which it is contemporary. Five-story town houses are interspersed with more monumental mansions, club buildings, large apartment houses, and a Richardson church.

64. 12 Arlington @ Commonwealth Ave  
Harbridge House  
Arthur Gilman, 1859-60

65. 29 Commonwealth @ Berkeley  
Haddon Hall  
J. Pickering Putnam, 1894

66. 115 Commonwealth Ave between Clarendon & Dartmouth, 1876  
117 Commonwealth Ave, 1876  
121 Commonwealth Ave, 1872  
Cummings & Sears

67. 123-5 Commonwealth between Clarendon & Dartmouth  
William G. Preston, 1872

68. Commonwealth @ Clarendon  
First Baptist Church  
H. H. Richardson, 1870-2  
National Register of Historic Places

69. 152 Commonwealth @ Dartmouth  
Chilton Club  
Peabody & Stearns, 1870

70. 306 Dartmouth @ Commonwealth  
Ames-Webster House  
Peabody & Stearns, 1872  
Addition: John Sturgis 1882  
Restored: CBT, 1969  
Offices

71. 160 Commonwealth @ Dartmouth  
The Vendome  
Corner Building: William G. Preston, 1871  
Main Building: Ober & Rand, 1881  
Renovated: Stahl, Bennett 1971-5

72. 178 Commonwealth between Dartmouth & Exeter  
Charles Atwood, 1883

73. 25 Exeter @ Commonwealth  
Peabody & Stearns, 1882

74. 195 Commonwealth @ Exeter  
J. Pickering Putnam, 1881

75. 199 Commonwealth between Exeter & Fairfield  
St. Botolph Club  
McKim Mead & White, 1890

76. 211 Commonwealth between Exeter & Fairfield  
Mason House  
Rotch & Tilden, 1883  
Music Room added 1897

77. 217 Commonwealth between Exeter & Fairfield  
Algonquin Club  
McKim Mead & White, 1887
78. 21 Fairfield @ Commonwealth  
W. Whitney Lewis, 1881  
Based on Trinity Church Rectory end elevation
79. 270 Commonwealth between Fairfield & Gloucester  
Hotel Tuileries  
Dunham & McKay, 1896
80. 20 Gloucester @ Commonwealth  
Charles Francis Adams House  
Peabody & Stearns, 1886
81. 287 Commonwealth between Gloucester & Hereford  
Now International Institute  
Rotch & Tilden, 1892
82. 303 Commonwealth Ave between Gloucester & Hereford  
McKim Mead & White, 1895
83. 32 Hereford @ Commonwealth  
John Andrew House  
Now MIT fraternity house  
McKim Mead & White, 1884-8
84. 40 Hereford @ Commonwealth  
Once Miss Farmer's School of Cookery now condos  
Shaw & Hunnewell, 1886
85. 314 Hereford @ Commonwealth  
Was Burrage Mansion, now Boston Evening Clinic  
Charles Brigham, 1889  
Glass-roofed conservatory on Hereford St. side
86. 355 Commonwealth @ Mass Ave  
Ames Mansion  
Carl Fehmer, 1882  
Now offices
87. 374 Commonwealth just beyond Mass Ave  
Harvard Club  
Parker Thomas & Rice, 1912

### Marlborough Street

Of relatively modest pretensions and little traffic, Marlborough Street, a tree-lined avenue of town houses (now divided) is the least changed of the Back Bay's main streets.

88. 53 Marlborough @ Berkeley  
French Library  
1867  
open
89. 299 Berkeley @ Marlborough  
First Lutheran Church  
Pietro Belluschi, 1959
90. Marlborough @ Berkeley  
First & Second Church  
Ware & Van Brunt, 1867  
Burned & rebuilt  
Paul Rudolph, 1971
91. 164 Marlborough @ Dartmouth  
Crowninshield House  
H. H. Richardson, 1870  
National Register of Historic Places
92. 191 Marlborough between Dartmouth & Exeter  
Carl Fehmer, 1881
93. 196 Marlborough @ Exeter  
W. Whitney Lewis, 1886
94. 225-39 Marlborough between Exeter & Fairfield  
Louis Weissbein, 1873-4

## Beacon Street

A busy connection between downtown Boston & the western suburbs, Beacon St. as it passes through Back Bay, is lined with dignified town houses once occupied by Boston's most prominent families and now occupied by institutions or divided into apartments. Modern apartment buildings have replaced some of the original houses.

95. 1, 2, 3 Arlington Street @ Beacon  
Attributed: Gridley Fox Bryant, 1861
96. 137 Beacon between Arlington & Berkeley  
Gibson House  
Edward Cabot, 1860  
Museum: Headquarters of the Victorian Society, New England Chapter
97. 118 Beacon between Arlington & Berkeley  
Little & Browne, 1907
98. 150 Beacon between Berkeley & Clarendon  
Fuller House  
Now Emerson College Abbott Library  
Alexander Wadsworth Longfellow, 1904  
Open
99. 170 Beacon between Berkeley & Clarendon  
E. H. Gay House  
Now Goethe Institute  
Ogden Codman, 1900  
Open
100. 266 Beacon between Dartmouth & Exeter  
Shaw & Hunnewell, 1886
101. 270 Beacon between Dartmouth & Exeter  
Richard Tucker, 1956  
Apartment Building w/open piazza to river

102. 426-8 Beacon @ Hereford  
now New England College of Optometry  
Julius Schweinfurth, 1904  
(also did 43 and 304 Commonwealth Ave.)
103. 448 Beacon @ Hereford  
Andrews & Jacques, 1889
104. Beacon @ Mass Ave  
Church Court  
Mt. Vernon Church  
Walker & Kimball, 1891  
Burned, condominiums built among ruins  
Graham Gund Associates 1983  
Carol Johnson Associates, Landscape Architects
105. 83 Beacon @ Mass. Ave  
Hotel Cambridge  
Willard T. Sears, 1898  
(also did The Marlborough- 416 Marlborough)

## SOURCES

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# DOWNTOWN BOSTON

Scale - One Inch Equals About 1/4 Mile

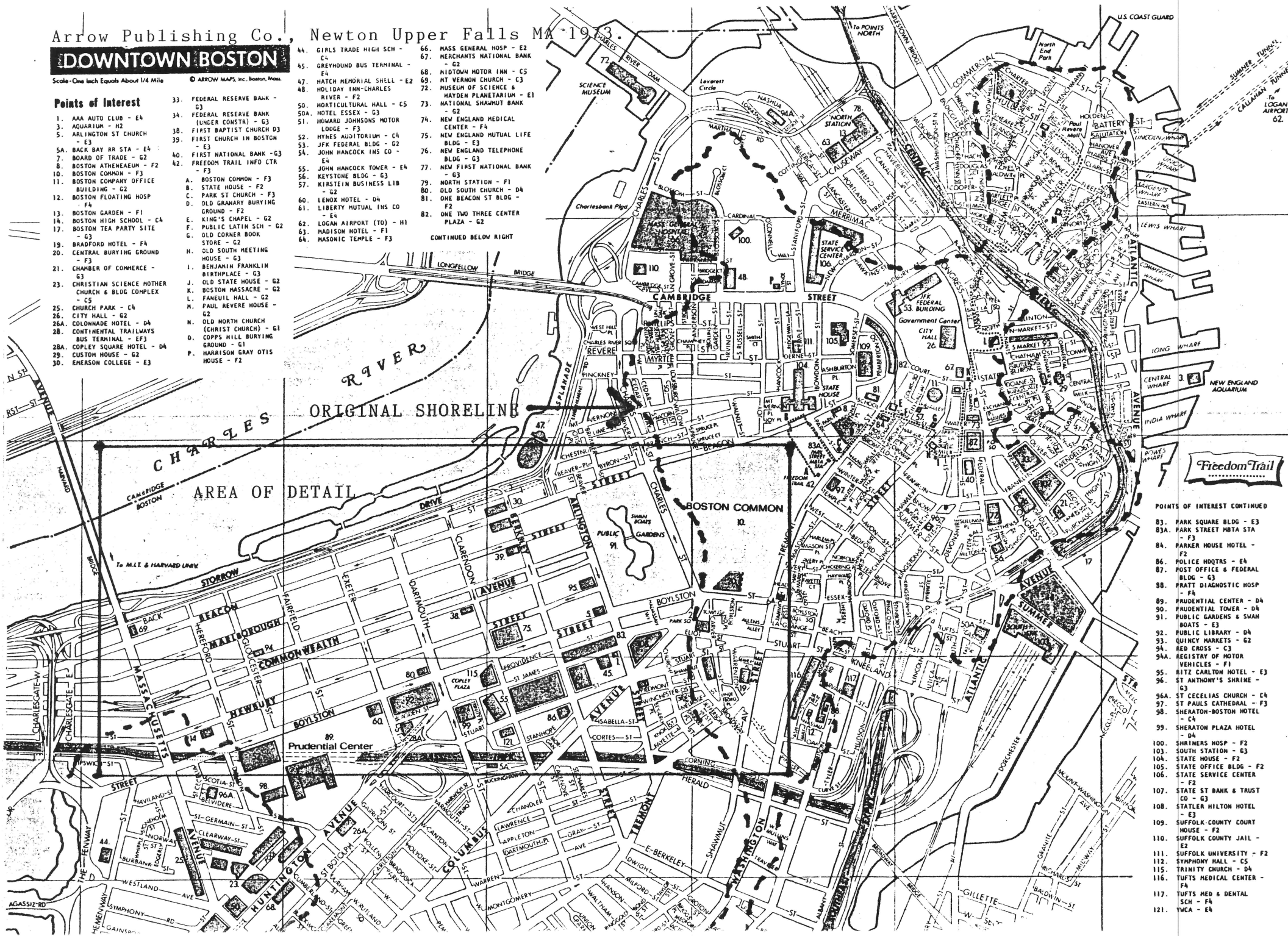
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## Points of Interest

1. AAA AUTO CLUB - E4
2. AQUARIUM - H2
3. ARLINGTON ST CHURCH - E3
4. BACK BAY RR STA - E4
5. BOARD OF TRADE - G2
6. BOSTON ATHENEUM - F2
7. BOSTON COMMON - F3
8. BOSTON COMPANY OFFICE BUILDING - G2
9. BOSTON FLOATING HOSP - F4
10. BOSTON GARDEN - H1
11. BOSTON HIGH SCHOOL - C4
12. BOSTON TEA PARTY SITE - G3
13. BRADFORD HOTEL - F4
14. CENTRAL BURYING GROUND - F3
15. CHAMBER OF COMMERCE - G3
16. CHRISTIAN SCIENCE MOTHER CHURCH & BLDG COMPLEX - C5
17. CHURCH PARK - C4
18. CITY HALL - G2
19. COLONNADE HOTEL - D4
20. CONTINENTAL TRAILWAYS BUS TERMINAL - E3
21. COPLEY SQUARE HOTEL - D4
22. CUSTOM HOUSE - G2
23. EMERSON COLLEGE - E3
24. FEDERAL RESERVE BANK - C3
25. FEDERAL RESERVE BANK (UNDER CONST) - G3
26. FIRST BAPTIST CHURCH D3
27. FIRST CHURCH IN BOSTON - E3
28. FIRST NATIONAL BANK - G3
29. FREEDOM TRAIL INFO CTR - F3
30. A. BOSTON COMMON - F3
31. B. STATE HOUSE - F2
32. C. PARK ST CHURCH - F3
33. D. OLD GRANARY BURYING GROUND - F2
34. E. KING'S CHAPEL - G2
35. F. PUBLIC LATIN SCH - G2
36. G. OLD CORNER BOOK STORE - G2
37. H. OLD SOUTH MEETING HOUSE - G3
38. I. BENJAMIN FRANKLIN BIRTHPLACE - G3
39. J. OLD STATE HOUSE - G2
40. K. BOSTON MASSACRE - G2
41. L. FANEUIL HALL - G2
42. M. PAUL REVERE HOUSE - G2
43. N. OLD NORTH CHURCH (CHRIST CHURCH) - G1
44. O. COPPS HILL BURYING GROUND - G1
45. P. HARRISON GRAY OTIS HOUSE - F2

46. GIRLS TRADE HIGH SCH - C4
47. GREYHOUND BUS TERMINAL - E4
48. HATCH MEMORIAL SHELL - E2
49. HOLIDAY INN-CHARLES RIVER - F2
50. HORTICULTURAL HALL - C5
51. HOWARD JOHNSONS MOTOR LODGE - F3
52. HYMES AUDITORIUM - C4
53. JFK FEDERAL BLDG - G2
54. JOHN HANCOCK INS CO - E4
55. JOHN HANCOCK TOWER - E4
56. KEYSTONE BLDG - G3
57. KIRSTEIN BUSINESS LIB - G2
58. LENOX HOTEL - D4
59. LIBERTY MUTUAL INS CO - E4
60. LOGAN AIRPORT (TO) - H1
61. MADISON HOTEL - F1
62. MASONIC TEMPLE - F3
63. MASS GENERAL HOSP - E2
64. MERCHANTS NATIONAL BANK - G2
65. MIDTOWN MOTOR INN - C5
66. MT VERNON CHURCH - C3
67. MUSEUM OF SCIENCE - E1
68. NATIONAL SHAMMUT BANK - G2
69. NEW ENGLAND MEDICAL CENTER - F4
70. NEW ENGLAND MUTUAL LIFE BLDG - E3
71. NEW ENGLAND TELEPHONE BLDG - G3
72. NEW FIRST NATIONAL BANK - G3
73. NORTH STATION - F1
74. OLD SOUTH CHURCH - D4
75. ONE BEACON ST BLDG - F2
76. ONE TWO THREE CENTER PLAZA - G2

CONTINUED BELOW RIGHT



## Freedom Trail

### POINTS OF INTEREST CONTINUED

83. PARK SQUARE BLDG - E3
84. PARK STREET MTA STA - F3
85. PARKER HOUSE HOTEL - F2
86. POLICE HQ/TAS - E4
87. POST OFFICE & FEDERAL BLDG - G3
88. PRATT DIAGNOSTIC HOSP - F4
89. PRUDENTIAL CENTER - D4
90. PRUDENTIAL TOWER - D4
91. PUBLIC GARDENS & SWAN BOATS - E3
92. PUBLIC LIBRARY - D4
93. QUINCY MARKETS - G2
94. RED CROSS - C3
95. REGISTRY OF MOTOR VEHICLES - F1
96. RITZ CARLTON HOTEL - E3
97. ST ANTHONY'S SHRINE - G3
98. ST CECILIA'S CHURCH - C4
99. ST PAULS CATHEDRAL - F3
100. SHERATON-BOSTON HOTEL - C4
101. SHERATON PLAZA HOTEL - D4
102. SHRINERS HOSP - F2
103. SOUTH STATION - G3
104. STATE HOUSE - F2
105. STATE OFFICE BLDG - F2
106. STATE SERVICE CENTER - F2
107. STATE ST BANK & TRUST CO - G3
108. STATLER HILTON HOTEL - E3
109. SUFFOLK-COUNTY COURT HOUSE - F2
110. SUFFOLK COUNTY JAIL - E2
111. SUFFOLK UNIVERSITY - F2
112. SYMPHONY HALL - C5
113. TRINITY CHURCH - D4
114. TUFTS MEDICAL CENTER - F4
115. TUFTS MED & DENTAL SCH - F4
116. YWCA - E4